

8 May 2024
156459/Prom House

Section 62A Applications Team
The Planning Inspectorate
3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Section 62A Applications Team,

Section 62A Planning Application: S62A/2024/0040 Promenade House, Clifton Down, Clifton, Bristol

This letter provides clarifications in respect of the proposed stretch tent that forms part of the above planning application. These clarifications are provided to aid the case officer in their assessment of this application and help address the letters of concern that have been made from neighbours, Bristol City Council's Conservation Team and The Clifton & Hotwells Improvement Society.

Stride Treglown is an employee owned architectural-led practice and a certified B Corporation. Promenade House is the headquarters of Stride Treglown. We stand for better places, empowered people and resilient partnerships. We promote a flexible approach to how people work and where they work from to foster creativity and positivity. We put health and wellbeing first and we were the first UK organisation to achieve 'Excellence' in all eight areas of the Workplace Wellbeing Charter. Moreover, Social Value is at the heart of everything we do and this includes creating a low carbon, low waste future and healthier, safer and more resilient places – which includes our own offices.

Proposal

In the interests of wellbeing, we have over the years used the garden of Promenade House for staff to enjoy lunch outdoors, hold meetings, and on a couple occasions a year an early evening BBQ. Our intention is to create a more robust structure to avoid using temporary gazebos and the use of a permanent and robust structure is considered to be a more sustainable approach than using temporary gazebos. The stretch tent would be cleaned and maintained, as required, as part of our purchase agreement with the supplier.

The proposed stretch tent will provide the option for staff or visitors to hold a meeting within the garden, unaffected by weather conditions. The proposed stretch tent would enable staff to have their lunch (break) outdoors in inclement weather, or to have shade during sunny periods. The ability to have an outdoor covered facility is considered to be important for diversity of choice for meetings and

STRIDE TREGLOWN LTD

Registered Office
Promenade House, The Promenade
Clifton Down, Bristol BS8 3NE
Registered in Cardiff
Registered No: 1748850

stridetreglown.com

STRIDE TREGLOWN

can help aid creativity and wellbeing. Moreover, the garden space enables staff and visitors to better experience and appreciate the Grade II* listed heritage asset of Promenade House.

The proposed stretch tent would be supplied by Prickly Pear Stretch Tents [Modular Stretch Tents Bristol | Prickly Pear Stretch Tents](#). Prickly Pear Stretch Tents have a flowing, organic appearance, which is designed to blend into the natural environment; they are an alternative to (temporary) gazebos and traditional framed marquees, and are suitable for sensitive heritage settings, as can be seen from their website (see link above), this includes having been used at the Grade II* Clifton Observatory, which is located approximately 250m to the south of Promenade House – it is for these reasons why we have decided to use this type of tent.

The proposed stretch tent would be formed from a waterproofed cotton fabric that would be in a 'sand/chino' colour to complement the ashlar stone evident on Promenade House and its garden location. A pdf showing the fabric specification and colour type is attached. A sample of the fabric can also be provided should this be required and to avoid the need for a condition (as suggested by Bristol City Council's Conservation Team).

To minimise the impact upon existing tree roots from the supporting poles and stakes required for the stretch tent, the proposed 'no-dig' sub-base and hoggin-bound gravel surface finish layer will not exceed coverage by 20% of an entire individual root protection area (RPA). The foundations for the steel posts will be dug manually using hand-held tools and under arboricultural supervision (a watching brief). Once dug, a suitable membrane will be laid inside the foundation before the hardcore infill to prevent concrete leaching into the surrounding soil. Details relating to arboriculture and our proposal for 4no. replacement trees and native shrub planting are contained in the Planning, Design and Access Statement, the Arboricultural Impact Assessment (AIA) and on the proposed Landscape General Arrangement Plan. The proposals will enhance tree planting at the site and are considered to comply with national policy and local plan policies BCS9, DM15 and DM17. In turn, it is considered that the proposals would have a positive impact upon green infrastructure that forms part of the setting of Promenade House and the wider Clifton & Hotwells Conservation Area.

Visibility

I understand that a site visit was undertaken on 16 April. As you would have experienced from this visit, the garden of Promenade House benefits from a mature, dense hedge that encloses the garden, along with a large cedar tree. The planting around and within the garden, together with the siting of the proposed stretch tent means that the only close-distant publicly accessible location that the proposed stretch tent would be visible from, would be the pavement along Percival Road, where a glimpsed view, between Promenade House and the hedge that forms the southern boundary of the garden, is possible. This location of Percival Road is a transitional area of public realm where pedestrians would walk along the pavement, either to or from Clifton Down. As you transition beyond the gap created between Promenade House and the southern boundary hedge, the proposed stretch tent would not be visible from this close-distant area of public realm.

STRIDE TREGLOWN

I should clarify that the garden is set at a much lower level than Percival Road, meaning that the view of the proposed stretch tent available from Percival Road would be one where the stretch tent is seen within and against the existing garden boundary wall and surrounding landscaping. In addition, as the 4no. replacement trees become established, these would help screen the stretch tent as viewed from Percival Road. Given this context and the planting proposals, it is considered that the proposed stretch tent would not cause harm to the setting of the Grade II* Promenade House or the wider Clifton & Hotwells Conservation Area.

Given the difference in ground levels (refer to the section included on drawing no. 156459-STL-XX-XX-DR-L-09600 PL_PL01) as well as the boundary wall between Promenade House and Taylor Maxwell House to the north of the site, together with the sloping nature of the tent canopy, this would help reduce the visual impact from the gardens of the detached listed mansions that exist to the north of Promenade House (Taylor Maxwell House, Trafalgar House and Chatford House).

Vehicle parking

There is no intention for the proposed stretch tent to be used as a permanent (and additional) working zone for staff and, as such, it would not alter the number of staff who work from Promenade House or the number of visitors we receive for meetings. This means that the proposed stretch tent would have no bearing on car parking either within the grounds of Promenade House or in the vicinity of the site.

Promenade House has its own dedicated on-site parking areas, and we encourage the use of sustainable modes of travel by all staff and visitors. We have on-site cycle parking, showers and changing facilities, and we operate flexible home working policies and promote car sharing.

Stride Treglown have a fixed number of parking permits (allocated by Bristol City Council) for use within the Clifton Village Resident Parking Scheme Area (see attached plan). There are pay and display machines in use along certain roads close to Promenade House and outside of the parking permit-controlled hours (9am-5pm), anyone can park within the dedicated parking areas within the vicinity of the site.

Noise

Stride Treglown strive to be a good neighbour to the surrounding businesses and residents, and we would not wish to hold events that could cause undue impact upon the amenity of our neighbours. Indeed, we have issued a letter to local residents to come and discuss any concerns they may have regarding our proposals.

When in use, the siting and design of the proposed stretch tent would likely help attenuate noise transfer that maybe generated through a gathering of people and their discussions. It is important to note, however, that staff can already use the garden for meetings and the proposed development would not alter the ability for the garden to used, unrestricted, at any time.

Summary

The proposed stretch tent will provide an all-weather outdoor space that would enable staff to enjoy lunch outdoors and hold a meeting. The use of a covered facility within the garden is considered to be important for employee choice, diversity, creativity, and well-being. The stretch tent would enable staff and visitors to better experience and appreciate the Grade II* listed heritage asset of Promenade House.

There would be no impact upon vehicle parking in the vicinity of the site as a result of the proposals and staff can already use the garden for meetings, unrestricted at any time. The design of the stretch tent is likely to assist with noise attenuation when it is in use.

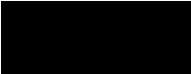
The proposed tree planting would enhance the site and the setting of Promenade House and the wider Clifton and Hotwells Conservation Area, whilst also helping to offset a glimpsed view of the proposed stretch tent from Percival Road. The proposals would have a positive impact upon green infrastructure that forms part of the setting of Promenade House and the wider Clifton and Hotwells Conservation Area.

The siting, design and colour of the proposed stretch tent has been carefully selected to ensure it would not harm to the setting of Promenade House or other nearby heritage assets, including the Clifton and Hotwells Conservation Area. As such, the proposal is considered to comply with the NPPF and policies BCS21, BCS22 & DM31 of the Bristol Local Plan.

I trust that this letter is constructive and helps to clarify matters relating to the proposed stretch tent whilst at the same time addressing comments raised by interested parties.

Should you wish to discuss any of the issues in this letter in greater detail, please do not hesitate to contact me direct and if you would like to visit the site again this can be arranged.

Yours sincerely,



Paul Haworth (MRTPI)
Associate Director – Head of Planning Delivery
For
STRIDE TREGLOWN LIMITED

cc. [Redacted]
[Redacted]
[Redacted]
[Redacted]